



Situated in a convenient location close to Burton town centre, this modern mid-terrace home is set back from the road behind a neat forecourt garden. A double-glazed front entrance door opens into a welcoming reception hallway with radiator and doors leading to the lounge and guest cloakroom. The cloakroom is fitted with a low-level WC, hand wash basin, radiator, and UPVC double-glazed window.

The spacious lounge enjoys a front-facing window, staircase rising to the first floor, a useful under-stairs storage cupboard, and radiator, with a door leading through to the open-plan dining kitchen. This well-proportioned kitchen offers a range of base cupboards and drawers with matching wall units, an integrated oven with four-ring gas hob and extractor above, and a concealed gas-fired combination boiler. There is space for freestanding appliances, including fridge freezer and washing machine, along with a radiator and double-glazed door giving access to the rear garden.

To the first floor, the master double bedroom spans the front aspect and features built-in double wardrobes and an over-stairs storage cupboard. The second bedroom is also generously sized, overlooking the rear garden. The bathroom is fitted with a three-piece white suite comprising low-level WC, hand wash basin, and panelled bath with electric shower above, complemented by a glass shower screen, tiled splashbacks, and extractor fan.

Outside, the enclosed rear garden offers a paved patio and lawn with gated access leading to the property's allocated parking space within a shared parking area.

Well suited to first-time buyers or investors, this property offers an excellent opportunity in a sought-after location.

The Accommodation

Hallway

Guest Cloakroom

Lounge

14'1 max x 10'3

Kitchen Diner

13'4 x 8'9

First Floor

Bedroom One

10'8 max x 10'6

Bedroom Two

12'6 x 6'9

Bathroom

6'5 x 6'4

Rear Garden And Parking Space

Draft details awaiting vendor approval and subject to change.

Estimated onsite management fee applies approximately £300 per year. Subject to change.

Property construction: Standard

Parking: Drive shared area with allocated space.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

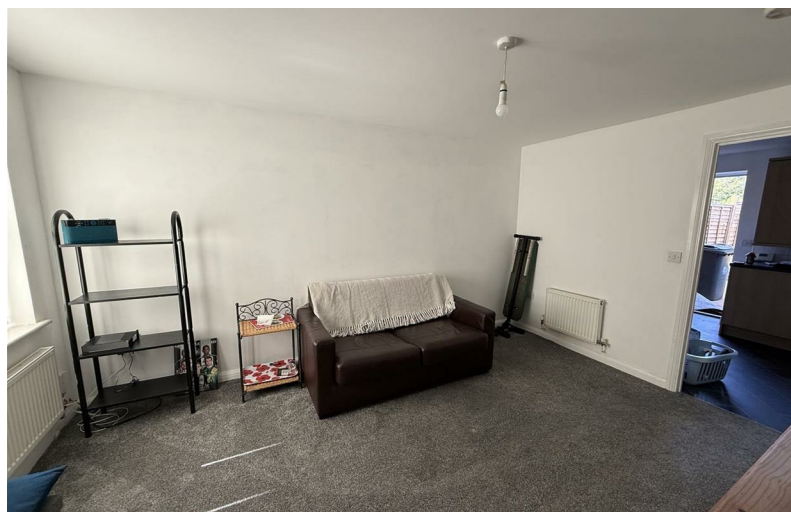
See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites:

www.gov.uk/government/organisations/environment-agency

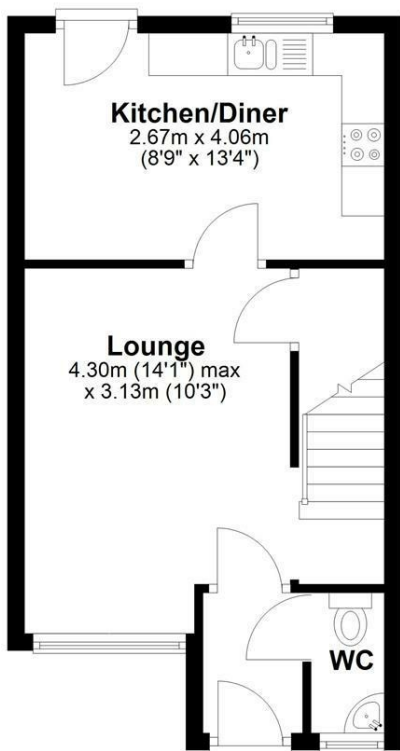
An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

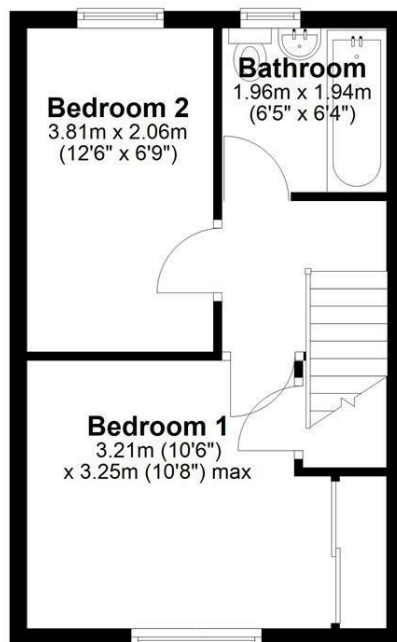




Ground Floor



First Floor



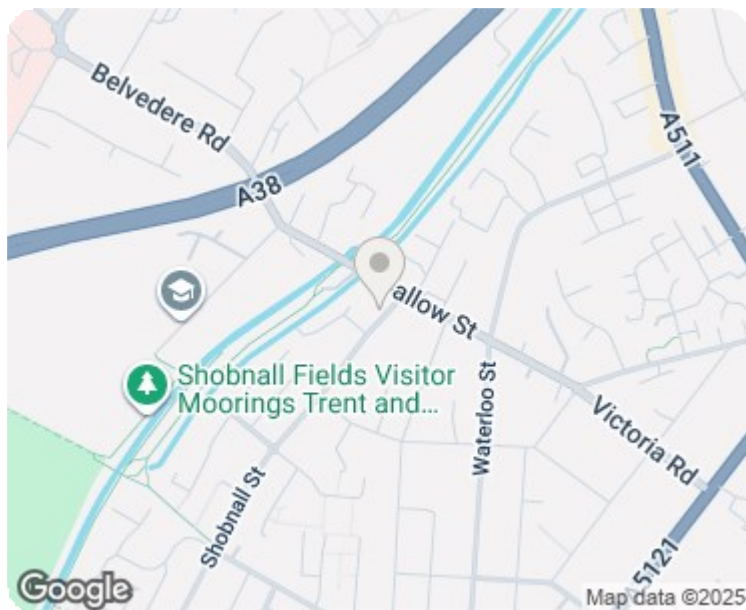
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band B Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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